

REQUEST FOR QUALIFICATIONS

RFQ 2016-027



Stratford Contract Plating Redevelopment Project

Request for Qualifications

Development of Town Owned Property in the Stratford, Connecticut

Transit Oriented Development District

This “Request for Qualifications” (RFQ) is an official notification that the Town of Stratford is seeking private development within Stratford’s Transit Oriented Development District. The development of the former Contract Plating site, together with other ongoing projects, is critical to the transformation of Stratford Center. The Town is seeking development partners with a demonstrated capacity to help the Town achieve that goal. A submittal of qualifications does not guarantee that the firm will be contracted to perform any services but only serves notice to the Town of Stratford that the firm desires to be considered.

Submission Deadline: 3:00 PM – June 20, 2016

Address all Proposals to:

Mr. Michael Bonnar
Purchasing Department
Town of Stratford
2725 Main Street Stratford, Connecticut 06615

The package and all subsequent addendums and revisions are available at www.townofstratford.com. All prospective proposers should continue to check the website for any addendums to the RFQ.

I. Introduction

The Town of Stratford (“the Town”) is issuing this Request for Qualifications (“the RFQ”) as the first of a two-step process to select a Development Partner (“the Developer”) for a transit-oriented development (TOD) project at 540 Longbrook Avenue, directly behind Home Depot/Shop Rite and Walmart, which is also known as the Contract Plating Company Site for its former owner. Upon evaluating the submissions for this RFQ and choosing a group of finalists, the Town will invite this smaller group to submit more detailed proposals as the second step in this selection process.

The project site(s) consist of approximately 9.14 acres of property (See Attachment 1).

The Town offers the opportunity for the Developer to build a new development that will revitalize the surrounding station area by adding appropriately scaled, mixed-use development. As envisioned in the Stratford Center Revitalization Plan (“the Plan”), this new construction is viewed as part of a series of mixed use projects, encompassing new commercial, residential, retail and parking spaces. Utilizing the practice of TOD, these new opportunities have arisen as a direct result of the Town of Stratford’s central location along the Metropolitan Transit Authority’s (MTA) Metro-North Railroad which provides direct access to major cities such as New York City, Stamford and New Haven. The project has received extensive support from the Town of Stratford.

The Town of Stratford expects to select a well experienced and well qualified firm that shares in the vision and goals articulated by the Town, the community and outlined in the Plan and work in a cooperative public-private partnership. The Developer will work with the community to realize economic growth and foster new employment opportunities.

II. Local and Regional Context

The Town of Stratford, population 51,384, is located in southwestern Connecticut along Interstate 95, the Merritt Parkway (Route 15) and Route 8. Via the Metro-North Railroad, the Town is less than 1½ hours from New York City, 45 minutes from Stamford and 20 minutes from New Haven. Stratford is home to 5,026 businesses that employ over 25,000 people.

In recent years, the Town has been actively working to position its downtown for significant change. The Town’s goal is to transform its town center into a modern, urban area that offers new, mixed use development in a pedestrian-friendly environment with public open space and access to public transit service. The Town has worked in close collaboration with state and federal agencies and private sector partners to clean up underutilized brownfield sites and examine the feasibility of transit-oriented development within the area.

The Town of Stratford has recently adopted a Transit Oriented Development Overlay District to the Town’s current Zoning Regulations. The TOD Overlay District will ensure that new

development is of high quality and blends with the existing historic character. The Zoning Regulation is supported by the 2013 Plan of Conservation and Development (PoCD). The TOD Overlay District Zoning Regulation, which covers roughly the one-half (1/2) mile area surrounding the Stratford Transit Center, will enhance Stratford's residential neighborhoods, preserve the Town's historic character, revitalize Stratford Town Center and promote mixed-use development that increases employment and the Town's tax base. The Overlay District will also provide flexibility in terms of use while establishing design criteria, flexible adaptive reuse guidelines and a streamlined permitting process.

III. The Redevelopment Site

The Town of Stratford maintains ownership of a single 9.14 acre parcel located at 540 Longbrook Avenue (See Attachment 1) in the Transit Oriented Development Overlay District. The Town intends to return the site to a productive and appropriate use which may include commercial, retail and/or housing uses or some combination thereof. **At this stage of predevelopment planning and organizing, the Town of Stratford has not identified a preferred redevelopment use, other than that the site should be returned to its highest productive use and that such redevelopment is consistent with the Town's Overlay District and the Stratford Center Revitalization Plan.**

The site is located on the north side of Longbrook Avenue, north of the Metro-North train track, within a several block walk of the Stratford Metro-North Train Station. Longbrook Avenue is currently the only access point from public streets. From the frontage on Longbrook Avenue, which is the southwest boundary of the property, the parcels runs north and east in an irregular shape. The Metro-North train tracks form the boundary to the southeast, Clinton and Patterson Avenues form the northwest boundary, and Frog Pond Lane forms the northeast boundary. An aerial view of the property is found below, with the property outlined in red and the Metro North railroad tracks below the property which are highly visible from the site.



Town of Stratford, Connecticut
Request for Qualifications | Stratford Town Center Redevelopment Project

A residential neighborhood sits north and west of the site; south and east, on the other side of the Metro-North train tracks is a retail shopping center which include Home Depot and Shop Rite as anchors. The site is currently in demolition: the main company building is down and the auxiliary building is in the process of coming down. This work is supported by State of Connecticut funding through the Department of Economic and Community Development, which to date has totaled \$2.85 million.

This funding has been critical to initiate the redevelopment, but will likely be insufficient to prepare the site for vertical construction. It is anticipated that additional funding for remediation will be required, which the State and City acknowledge. The Town of Stratford has conducted a Phase I Environmental Site Assessment from 2012 (See Attachment 5). When all buildings on the site are down, the Town of Stratford will conduct a Phase II ESA which shall determine what additional remediation may be necessary. The final redevelopment plan and re-use of the site will determine, in part, the plan for remediation. Part of the property is currently being used for a mulching operation by a tenant, whose lease will terminate in 2017. The Town of Stratford anticipates that any additional testing and remediation will take place over the course of the next year, and that the site will be ready to proceed with new construction in 2017.

The redevelopment of the Contract Plating Company site aligns with the Town's proactive approach of encouraging economic growth and fostering a cooperative economic environment in Stratford Center. The Town has embarked on numerous projects to revitalize Stratford Center, including the Stratford Transit Center Development Plan, Stratford Center Complete Streets Improvements, the Redevelopment of the Stratford Army Engine Plant and the Exit 33 Interchange Project on Interstate-95. These projects will complement the Stratford Center Redevelopment Project and allow our residents and visitors to realize the economic benefits of residential and commercial redevelopment, enhanced traffic patterns and improved connections to Stratford Town Center.

IV. Resources

To better inform Respondents to this RFQ, the Town of Stratford has provided various plans, regulations and pre-development studies. The following Attachments are included:

- Attachment 1: Property Field Card/ Site Map/Site Photographs
- Attachment 2: Transit Oriented Development (TOD) Overlay District
- Attachment 3: Town of Stratford Zoning Regulations
- Attachment 4: Town of Stratford Plan of Conservation & Development
- Attachment 5: Phase I Environmental Site Assessments

V. Requirements for Submittal:

The Town of Stratford will select a preferred developer based on individual or firm capabilities; past project experience with TOD, preferably at a scale similar to Stratford; key staff assigned to the project; technical approach; and proven ability to perform within projected time and budgets. Responses to this Request for Qualifications (RFQ) shall include the following:

A. Developer Identification

Identify the Development entity's name, street address, mailing address, telephone number and e-mail address. Specify the legal form of the organization (e.g., corporation, partnership, joint venture, other) and identify persons with the authority to represent and make legally binding commitments for the development entity.

B. Firm Background:

Respondents to this RFP will present a full development team, which has the experience and capacity to design and build a major development project. Such teams shall include, at minimum, a lead development entity, an architect and a general contractor or construction manager. Respondents should include a brief history and description of the firm, its principals, and its experience. Some or all of these functions may be performed by the same firm.

C. Financial Capacity

The development team must describe its financial capacity and at minimum the lead development entity must provide three (3) years of accountant prepared financial statements. If the development entity is an LLC or to be formed entity, then the financial statements of the parent company must be submitted. The development team must describe its willingness to provide its own funding or to seek outside funding for predevelopment costs if selected to develop a site specific proposal.

D. Past Project Experience:

Provide a list of at least three (3) similar projects in which the developer/development team has completed. As the program for redevelopment has not been determined, submission of similar projects should be large scale, urban, and preferably TOD. They may include housing, retail, commercial and/or industrial components. Include information on the location of past projects, their type, cost, funding sources, current status and any continued financial or operating interest in them. Also include information on previous relevant development experience working with public entities. This information must be in a narrative form that is clear and comprehensive. Brochures and collateral material may be included as appropriate, but should not substitute for a narrative description.

Town of Stratford, Connecticut
Request for Qualifications | Stratford Town Center Redevelopment Project

E. Public Involvement Experience:

Based on the experience and firm participation cited, highlight the innovative practices utilized to solicit, evaluate, and incorporate public comments into redevelopment projects. Firms must demonstrate the ability to provide high quality graphics and materials in support of the Stratford Center Redevelopment Project.

F. Key Staff Assigned to the Project:

Identify all members of the Development team including architects, engineers, contractors, financial or equity partners, lenders, and any known participating developer entities. Provide relevant experience for each team member, a description of their previous projects and their role in the cited project.

G. References

Provide a list of three (3) references from municipalities or clients with which members of the Team have worked on similarly completed projects. The list should include a specific contact name, address, phone number, and agency of employment. Each reference should include a brief description of the project.

H. Compliance with Laws, Regulations, Rules, and Executive Orders.

The Developer agrees and warrants that in the performance of any Contract awarded under this RFQ such Developer will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, mental retardation, mental disability or physical disability, unless it is shown by such Developer that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the State of Connecticut; and the Developer further agrees to take affirmative action to insure that Developers with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, mental retardation, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by the Developer that such disability prevents performance of the work involved.

VI. SELECTION PROCESS

1. Proposal Submission Date: 3:00 PM – June 20, 2016

2. Proposal Evaluation:

Town of Stratford, Connecticut
Request for Qualifications | Stratford Town Center Redevelopment Project

All proposals submitted in response to this RFQ will be reviewed and evaluated by a Selection Committee established by the Town of Stratford/Stratford Redevelopment Agency. Proposals will be reviewed and evaluated based upon information contained in the submission packages and responsiveness to the selection criteria delineated in this RFQ. Upon review of the qualifications, the Town of Stratford/Stratford Redevelopment Agency reserves the right at its discretion to (a) take no action; or (b) short list a group of Respondents for interviews and possibly to request a second, more detailed proposal regarding redevelopment of the site.

3. Key Dates & Times

The Town of Stratford/Stratford Redevelopment Agency's preliminary schedule is as follows. Please note the schedule may be altered at the Town of Stratford's/Stratford Redevelopment Agency's discretion.

<i>Activity</i>	<i>Anticipated Completion Date</i>
<i>RFQ Issued</i>	<i>May 23, 2016</i>
<i>Submittals Due</i>	<i>June 20, 2016</i>
<i>Review of Submittals/Selection of Candidates</i>	<i>TBD</i>
<i>Interviews</i>	<i>TBD</i>

VII. EVALUATION CRITERIA

Includes but is not limited to:

- The completeness of the submittal
- The Team's overall experience with similar projects, including TOD.
- The extent to which the submitted qualifications demonstrates the development team's ability to successfully redevelop the site in a manner consistent with the Town's development goals.
- Demonstration of financial capacity and willingness to undertake predevelopment activities, including the payment for and completion of further environmental remediation
- Demonstrated success with public/private partnerships and community participation/involvement.

VIII. TOWN OF STRATFORD COMMITMENT

The Town of Stratford has made significant progress in laying the groundwork for future development. The Town is well-positioned to move its plans for economic development from the planning stage to implementation. In addition, several State and federal funding programs may be available to offset costs associated with pre-development, acquisition, environmental assessment, cleanup and construction. The Town has a demonstrated record of federal and State funding support.

IX. ADDITIONAL RESOURCES:

ATTACHMENT 1

PROPERTY FIELD CARD, SITE MAP & SITE PHOTOGRAPHS

ATTACHMENT 2

TOWN OF STRATFORD TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT

ATTACHMENT 3

TOWN OF STRATFORD ZONING REGULATIONS

ATTACHMENT 4

TOWN OF STRATFORD PLAN OF CONSERVATION AND DEVELOPMENT

ATTACHMENT 5

PHASE I ENVIRONMENTAL SITE ASSESSMENT